

ZONING AND BUILDING AGENDA

OCTOBER 18, 2005

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

268021 DOCKET #7571 - TIM & AMY MAILOUX, Owner, Application previously granted by the Cook County Board of Commissioners on October 24, 2003, a Variation to reduce the front yard setback from 30 feet to 10 feet (existing) for an attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the south side of Bonnie Brae Avenue, approximately 500 feet west of North Lee Avenue in Wheeling Township. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

273619 DOCKET #7880 – R. SCHUCH, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 0.75 inches. The house is situated on the lot in such a way that without the requested variation a garage could not be built. Reduce rear yard setback from 40 feet to 34 feet (existing) for a garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the northwest corner of Vine Avenue and Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273620 DOCKET #7948 – S. PLEWA, Owner Application: Variation to reduce front yard setback from 25 feet (@20%) to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; increase floor area ratio from .40 to .50 for a new single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of South Luna Avenue, approximately 47 feet north of 51st Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273621 DOCKET #7949 – S. PLEWA, Owner Application: Variation to reduce front yard setback from 25 feet (@20%) to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; increase floor area ratio from .40 to .50 for a new single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of South Luna Avenue, approximately 72 feet north of 51st Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

273622 DOCKET #7952 – VICKIE IVERY, Owner Application: Variation to reduce lot area from 40,000 square feet to 35,913 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) for a proposed single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.85 of an acre, located on the east side of Keystone Avenue, approximately 200 feet south of Briar Lane in Rich Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16458

273623 DOCKET #7953 – CHRISTOPHER SWISTEK, Owner Application: Variation to reduce lot area from 40,000 square feet to 13,117 square feet (existing); reduce lot width from 150 feet to 99 feet (existing); reduce corner side yard setback from 25 feet to 5 feet; and reduce interior side yard setback from 15 feet to 5 feet; reduce front yard setback from 26 feet (@20%) to 25 feet for a single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the southwest corner of 156th Street and 112th Court in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16456

273624 DOCKET #7954 – CATHERINE McCORMICK, Owner Application: Variation to reduce rear yard setback from 40 feet to 10 feet for a new single family residence in the R-5 Single Family Residence District. The lot is a pie shaped lot and the old residence, which will be torn down, was situated less than 2 feet (@12 feet) than the requested variation for the new residence. The subject property consists of approximately 0.20 of an acre, located on the north side of Bryn Mawr Avenue, approximately 91 feet east of Redwood Drive in Norwood Park Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273625 DOCKET #7955 – D. BOS, Owner Application: Variation to reduce rear yard setback from 40 feet to 17 feet for an addition in the R-5 Planned Unit Development (PUD) Single Family Residence District. This lot is almost triangular in size, therefore the hardship is caused due to the odd shaped lot. The subject property consists of approximately 0.50 of an acre, located on the southwest corner of 127th Street and 100th Avenue (also a thru lot on the north side of Park View Drive) in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

273626 DOCKET #7956 – R. GULLI, Owner Application: Variation to reduce left side yard setback from 15 feet to 8 feet for a proposed detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.54 of an acre, located on the east side of Linder Avenue, approximately 91.33 feet south of the Midlothian Turnpike in Bremen Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None